

**SNAPSHOT of HOME Program Performance--As of 09/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Somerset County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$9,119,389**

PJ's Size Grouping\*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 27			
% of Funds Committed	100.00 %	94.52 %	1	94.94 %	100	100	
% of Funds Disbursed	99.03 %	83.13 %	1	84.35 %	97	98	
Leveraging Ratio for Rental Activities	3.25	4.44	19	4.59	46	40	
% of Completed Rental Disbursements to All Rental Commitments***	78.16 %	83.34 %	22	81.38 %	20	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	50.64 %	65.24 %	20	68.05 %	22	21	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.91 %	82.73 %	1	79.65 %	80	85	
% of 0-30% AMI Renters to All Renters***	88.66 %	44.53 %	1	44.76 %	93	96	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.91 %	95.87 %	17	94.31 %	36	38	
Overall Ranking:			In State:	7 / 27	Nationally:	76 78	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,028	\$26,615		\$25,245	97 Units	32.80 %	
Homebuyer Unit	\$15,178	\$16,530		\$14,395	85 Units	28.70 %	
Homeowner-Rehab Unit	\$29,231	\$15,052		\$20,186	15 Units	5.10 %	
TBRA Unit	\$12,895	\$7,838		\$3,142	99 Units	33.40 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Somerset County Consortium NJ

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$80,736	\$90,307	\$27,770
<b>State:*</b>	\$96,875	\$90,993	\$17,016
<b>National:**</b>	\$88,539	\$71,594	\$22,853

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.2 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.12

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	61.7	51.2	60.0	6.1
Black/African American:	26.6	30.0	33.3	4.0
Asian:	0.0	2.5	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	8.1
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	6.7	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.1	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	2.5	0.0	39.4

### ETHNICITY:

Hispanic	10.6	13.8	0.0	42.4
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### HOUSEHOLD SIZE:

1 Person:	60.6	43.8	33.3	20.2
2 Persons:	14.9	22.5	26.7	24.2
3 Persons:	11.7	22.5	6.7	16.2
4 Persons:	8.5	11.3	26.7	18.2
5 Persons:	2.1	0.0	0.0	16.2
6 Persons:	2.1	0.0	0.0	2.0
7 Persons:	0.0	0.0	0.0	3.0
8 or more Persons:	0.0	0.0	6.7	0.0

### HOUSEHOLD TYPE:

Single/Non-Elderly:	46.8	46.3	13.3	26.3
Elderly:	18.1	0.0	33.3	3.0
Related/Single Parent:	28.7	36.3	13.3	47.5
Related/Two Parent:	2.1	13.8	40.0	23.2
Other:	4.3	3.8	0.0	0.0

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	51.1	0.0 <sup>#</sup>
HOME TBRA:	0.0	
Other:	25.5	
No Assistance:	23.4	

**# of Section 504 Compliant Units / Completed Units Since 2001** 83

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



# HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerset County Consortium

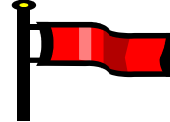
State: NJ

Group Rank: 76  
(Percentile)

State Rank: 7 / 27 PJs

Overall Rank: 78  
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	<b>78.16</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	<b>50.64</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>96.91</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	<b>96.91</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	<b>8.22</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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